106.0	0004	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,301,600 / 1,301,600
					USE VALUE:	1,301,600 / 1,301,600
					ASSESSED:	1,301,600 / 1,301,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		OLDHAM RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BAIG GHAZANFER & ALYSSA
Owner 2:	
Owner 3:	
Street 1:	1 OLDHAM RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	G K DEVELOPMENT CORP -
Owner 2:	-
Street 1:	29 NORTH MAIN ST
Twn/City:	SHERBORN
St/Prov:	MA Cntry:
Postal:	01770

NARRATIVE DESCRIPTION

This parcel contains 9,026 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2007, having primarily Clapboard Exterior and 3683 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9026.000	818,100		483,500	1,301,600
Total Card	0.207	818,100		483,500	1,301,600
Total Parcel	0.207	818,100		483,500	1,301,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 353.38 | /Parcel: 353.3

Legal Description

User Acct 68036

GIS Ref

GIS Ref

Insp Date 09/20/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 106.0-0004-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	896,900	0	9,026.	483,500	1,380,400	1,380,400	Year End Roll	12/18/2019
2019	101	FV	697,100	0	9,026.	483,500	1,180,600	1,180,600	Year End Roll	1/3/2019
2018	101	FV	697,100	0	9,026.	414,500	1,111,600	1,111,600	Year End Roll	12/20/2017
2017	101	FV	697,100	0	9,026.	386,800	1,083,900	1,083,900	Year End Roll	1/3/2017
2016	101	FV	697,100	0	9,026.	331,600	1,028,700	1,028,700	Year End	1/4/2016
2015	101	FV	845,600	0	9,026.	297,000	1,142,600	1,142,600	Year End Roll	12/11/2014
2014	101	AB	725,700	0	9,026.	274,900	1,000,600	1,000,600		3/11/2014
2014	101	FV	845,600	0	9,026.	274,900	1,120,500	1,120,500	Year End Roll	12/16/2013

!8382!

PRINT

Date	Time
12/10/20	22:57:29

LAST REV

Date	Time
03/11/20	09:30:27
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8382

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
G K DEVELOPMENT	1429-106		1/15/2013		1,017,500	No	No		
LOMBARDI KEITH	1334-95		3/15/2007	Mult Lots	460,000	No	No		
SAUNDERS FRANCE	1330-95		12/8/2006	Sub Sale	900,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/29/2007	392	New Buil	275,000			G9	GR FY09	

ACTIVITY INFORMATION

Date	Result	By	Name
9/20/2018	MEAS&NOTICE	BS	Barbara S
6/10/2009	Measured	189	PATRIOT
2/28/2008	Whole Card	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9026		Sq. Ft.	Site		0	70.	0.77	4									483,544						483,500	

Total AC/HA: 0.20721 | Total SF/SM: 9026 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 483,544 | Spl Credit | Total: 483,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2007	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G9	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	4.4	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.96249998
Const Adj.:	1.04989493
Adj $ / SQ:	126.315
Other Features:	115291
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	855800
Depreciation:	37655
Depreciated Total:	818145

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

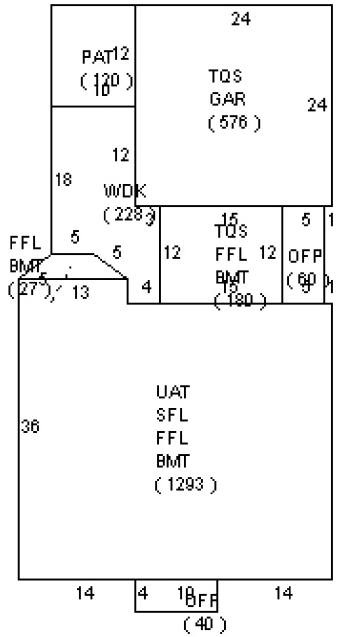
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	168.00
Special Features:	0	Val/Su Net:	131.80
Final Total:	818100	Val/Su SzAd	243.48

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,500	37.890	56,842
FFL	First Floor	1,500	126.320	189,473
SFL	Second Floor	1,293	126.320	163,326
GAR	Garage	576	20.310	11,696
TQS	3/4 Story	567	126.320	71,621
UAT	Upper Attic	323	88.420	28,582
WDK	Deck	228	10.900	2,486
PAT	Patio	120	5.640	677
	Net Sketched Area:	6,207	Total:	528,168

Size Ad	3360	Gross Are	7366	FinArea	3683

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	H	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

106.0-0004-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	